131.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,308,200 / 1,308,200
					USE VALUE:	1,308,200 / 1,308,200
					ASSESSED:	1,308,200 / 1,308,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAKETOMO TOSHIHIKO
Owner 2:	TAKETOMO RENEE
Owner 3:	
Street 1:	48 IRVING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .312 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1870, having primarily Clapboard Exterior and 2942 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13578.000	556,600	7,000	744,600	1,308,200
Total Card	0.312	556,600	7,000	744,600	1,308,200
Total Parcel	0.312	556,600	7,000	744,600	1,308,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.63 /Parcel: 444.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84250

GIS Ref

GIS Ref

Insp Date 04/10/14

!10234!

PREVIOUS ASSESSMENT

Parcel ID 131.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	556,600	7000	13,578.	744,600	1,308,200		Year end	12/23/2021
2021	101	FV	539,000	7000	13,578.	744,600	1,290,600		Year End Roll	12/10/2020
2020	101	FV	538,700	7000	13,578.	744,600	1,290,300	1,290,300	Year End Roll	12/18/2019
2019	101	FV	403,200	7000	13,578.	786,000	1,196,200	1,196,200	Year End Roll	1/3/2019
2018	101	FV	403,200	7000	13,578.	579,100	989,300	989,300	Year End Roll	12/20/2017
2017	101	FV	403,200	7000	13,578.	554,300	964,500	964,500	Year End Roll	1/3/2017
2016	101	FV	403,200	7000	13,578.	513,000	923,200	923,200	Year End	1/4/2016
2015	101	FV	393,100	7000	13,578.	430,200	830,300	830,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:20:35

LAST REV

Date	Time
04/10/14	17:06:57
philc	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10234

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14597-271		4/1/1982		86,000	No	No		Y

USER DEFINED

Prior Id # 1:	84250
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2010	2122	Redo Kit	9,000					&BATH
10/23/2009	1038	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2014	Measured	PC	PHIL C
4/12/2011	Info Fm Prmt	BR	B Rossignol
3/23/2009	Inspected	189	PATRIOT
2/11/2009	Measured	372	PATRIOT
11/8/1999	Meas/Inspect	243	PATRIOT
7/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13578		Sq. Ft.	Site		0	90.	0.61	10									744,601						744,600	

Total AC/HA:	0.31171	Total SF/SM:	13578	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	744,601	Spl Credit		Total:	744,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00686967
Const Adj.:	1.03998995
Adj $ / SQ:	136.127
Other Features:	92000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683760
Depreciation:	127179
Depreciated Total:	556581

COMMENTS

641-1452 PATIO ON TOP OF GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

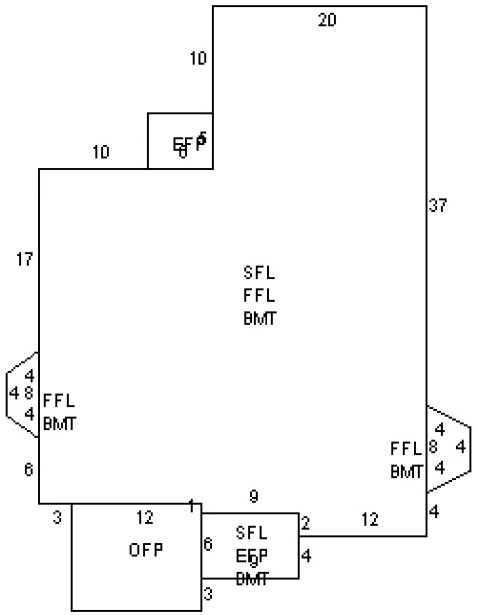
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	164.71
Special Features:	0	Val/Su Net:	118.35
Final Total:	556600	Val/Su SzAd	189.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,557	40.840	63,585
FFL	First Floor	1,503	136.130	204,600
SFL	Second Floor	1,439	136.130	195,921
OFP	Open Porch	120	31.460	3,775
EFP	Enclos Porch	84	62.020	5,210

Net Sketched Area:	4,703	Total:	473,091
Size Ad	2942.2499	Gross Area	4779	FinArea	2942
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1910	20.17	T	40	101			5,900			5,900
19	Patio	A	Y	1	22X22	G	AV	1960	3.78	T	40.8	101			1,100			1,100

More:	N	Total Yard Items:	7,000	Total Special Featues:		Total:	7,000

IMAGE

AssessPro Patriot Properties, Inc